



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Brian J. Jackson  
Director of Development  
**Date:** October 14, 2008  
**File:** DP 07-386208  
**Re:** Application by Matthew Cheng Architect Inc. for a Development Permit at  
9700/9720/9740/9760 No. 3 Road

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 20 townhouse units at 9700/9720/9740/9760 No. 3 Road on a site zoned "Townhouse District (R2-0.7)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Reduce the minimum front yard setback from 6.0 m to 5.10 m for the buildings and 4.30 m for porch/balcony projections; and
  - b) Allow tandem parking spaces in eight (8) of the 20 townhouse units.

Brian J. Jackson, MCIP  
Director of Development

EL:rw  
Att.

## Staff Report

### Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop 20 townhouses at 9700/9720/9740/9760 No. 3 Road. The site is currently vacant and is being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.7) for this project under Bylaw 8299 (RZ 06-326863).

A Servicing Agreement for frontage beautification along No. 3 Road is required prior to issuance of a Building Permit for the site.

### Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

The subject site is located on No. 3 Road between Saunders Road and Williams Road and near a designated Neighbourhood Service Centre. Surrounding development includes:

To the North: A single-family home zoned Single-Family Housing District, Subdivision Area E (R1/E) and an older duplex zoned Two-Family Housing District (R5) beyond;

To the East: Single-family homes zoned Single-Family Housing District, Subdivision Area E (R1/E) fronting onto Pigott Road;

To the South: A vacant site zoned Service Station District (G2); and

To the West: Across No. 3 Road, a townhouse development zoned Townhouse District (R2).

### Rezoning and Public Hearing Results

The rezoning application for this development (RZ 06-326863) was presented to Planning Committee on October 16, 2007. The Public Hearing for the rezoning of this site was held on November 19, 2007. At the Public Hearing, concerns were expressed about insufficient parking stalls to be provided on site and tall building height that does not fit in the neighbourhood. Staff worked with the applicant to address these issues in the following ways:

#### Off-Street Parking

The off-street parking requirement under the R2-07 zone is 1.5 stalls per unit. The applicant is proposing two (2) parking stalls per unit to accommodate additional residential parking needs. The applicant is also proposing four (4) visitor parking stalls, which is in compliance with the zoning requirement.

#### Building Height

Although the applicant is proposing three (3) storey units along No. 3 Road, the 3-storey component is focused in the centre of each building and integrated into the roof form. The proposed buildings have been stepped down to two (2) storeys along the side yards and at the internal drive aisle entrance. In addition, the apparent building height of the front buildings along No. 3 Road has been reduced to look more like a 2½ storey building, which follows the design of the development at 9600 No. 3 Road.

## Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Townhouse District (R2-0.7) except for the zoning variances noted below.

## Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Reduce the minimum front yard setback from 6.0 m to 5.10 m for the buildings and 4.30 m for porch/balcony projections.

*(Staff supports the variance as it is considered minor, is a result of road dedication along No. 3 Road, and raised no concern during the rezoning process. The variances permit the buildings to move forward on the site and allow for a greater rear setback to provide a better transition between the proposed development and the adjacent single-family homes. The projections provide building articulation and contribute to a pedestrian oriented streetscape.*

- 2) Allow tandem parking spaces in eight (8) of the 20 townhouse units.

*(Staff supports the proposed tandem parking arrangement on the basis that the total floor area ratio is proposed at 0.643 compare to the maximum 0.7 permitted under this zoning district. Tandem parking arrangement is generally accepted in small developments to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space will be required as a condition of the Development Permit. The City's Transportation Department has reviewed and accepted the tandem parking arrangement.)*

## Advisory Design Panel Comments

The Advisory Design Panel supported the project and changes have been incorporated in line with comments made by Panel members. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, September 19, 2007 is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

## Analysis

### Conditions of Adjacency

- The proposed height, site and orientation of the buildings respect and relate well to the massing of the surrounding existing residential development.
- All units immediately adjacent to the neighbouring single-family houses have been reduced in height to two (2) storeys. The front buildings along No. 3 Road have been stepped down from three (3) storeys to two (2) storeys along the side yards. The duplex units at the rear have been limited to two (2) storeys and a 4.5 m rear yard setback is proposed.
- In addition to reducing the height of the clusters, the applicant has addressed privacy for the adjacent single-family homes through hedge and shrub planning, and a continuous 1.8 m solid wood privacy fence.

### ***Urban Design and Site Planning***

- The layout of the townhouse units is organized around one driveway providing access to the site from No. 3 Road and a north-south drive aisle providing access to all unit garages.
- The amenity area is situated in a central open courtyard at the end of the driveway entrance to the site and is visible from No. 3 Road.
- Buildings consist of two (2) six-plexes with three storey massing fronting No. 3 Road. Duplex building typologies (each containing two (2) units) are situated at the rear of the site with two (2) storey massing.
- Pedestrian frontage character facing No. 3 Road has been incorporated to enhance the pedestrian residential streetscape.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in eight (8) of the street fronting units. A Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area is required.
- A total of four (4) visitor parking spaces are provided throughout the site, including one (1) accessible parking space.
- The site has been designed to accommodate fire-fighting requirements and on-site garbage and recycling collection.
- An open trellis structure/arbour screens the garbage containers area and helps to define/contain the outdoor amenity area.
- Cross access agreements allowing access to/from the future development site to the north at 9620/9680 No. 3 Road or any consolidation thereof and future residential development site to the south at 9900 No. 3 Road are secured at Rezoning.

### ***Architectural Form and Character***

- Building design is consistent with the surrounding residential character of the neighbourhood.
- The building forms are well articulated.
- A pedestrian scale is provided at the ground floor level of the units along the public street and driveway with the inclusion of windows, doors, porches, and landscape features.
- Visual interest and variety has been incorporated with gable roof, porches, balconies, varying material combinations and a range of colour finishes.
- The proposed building materials (horizontal Hardi-plank siding, wall shingles, cultured stone, wood window trim, aluminum railing, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with similar developments in the area.
- Proposed color scheme compliments the existing streetscapes, which are primarily based on earthy tones found in traditional heritage houses.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, planting islands, and pedestrian entries.
- One (1) adaptable unit (Unit 113) has been incorporated into the design. The stairs in this unit will be wide enough to accommodate future chairlift.

***Landscape Design and Open Space Design***

- The landscape design includes the retention of two (2) existing trees along the south property line of the site;
- 37 existing bylaw-sized trees are being removed to facilitate the proposed development.
- The landscape design includes the planting of 64 new trees (including large calliper and ornamental species) and a variety of shrubs and ground covers which meets the OCP guidelines for tree replacement and landscaping;
- The applicant is proposing to provide cash in lieu (\$5,000) for the balance of 10 replacement trees.
- The streetscape will be replaced with new City trees properly spaced in a new grass and treed boulevard between a new sidewalk and no. 3 Road, which will be designed and built under a separate Servicing Agreement.
- Permeable pavers proposed at the entrance drive aisle area and visitor-parking areas improve the permeability of the site and reinforce a pedestrian character for the proposed development.
- A children's play equipment is proposed in the outdoor amenity area.
- Visitor parking stalls are located off of the internal manoeuvring aisle, are setback and screened from No. 3 Road with landscaping.
- Cash-in-lieu (\$21,000) for indoor amenity has been provided as a condition of rezoning approval (RZ 06-326863).

***Affordable Housing***

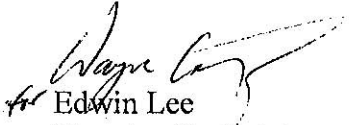
- This application was submitted prior to Council's adoption of the interim and final Richmond Affordable Housing Strategy. No affordable housing units are proposed. A voluntary contribution towards the City's Affordable Housing Reverse Fund was secured through the rezoning in the amount of \$0.60 per square foot of maximum floor area ratio (e.g. \$16,411). This complies with the interim affordable housing strategy for applications received prior to July 1, 2007.

***Crime Prevention Through Environmental Design***

- The site design provides both internal unit privacy and passive surveillance of internal roadways and communal areas to enhance safety for residents; and
- Garden lights and motion-activated wall-mounted lights will be added.

## Conclusions

The applicant has satisfactorily addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.

  
Edwin Lee  
Planning Technician – Design  
(local 4121)

EL:rw

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$72,854 (based on total floor area of 36,427 sq.ft.).
- City acceptance of the developer's offer to voluntarily contribute \$5,000 to the City's Tree Compensation Fund in-lieu of planting 10 replacement trees; and
- Registration of a Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area.

Prior to issuance of Building Permit:

- The developer is to enter into the City's standard Servicing Agreement\* to design and construct frontage beautification along their entire No. 3 Road frontage. Works include removing the existing sidewalk and lighting strip, creating a 1.37 m/3.37 m (where the 2 m dedication happens) grass & treed boulevard pouring a new 1.5 m concrete sidewalk along the property line. All works are at the developer's sole cost; no credits.
- A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**  
 Development Applications Division

**DP 07-386208** **Attachment 1**

Address: 9700/9720/9740/9760 No. 3 Road  
 Applicant: Matthew Cheng Architect Inc. Owner: Sonus Developments No 3 Ltd  
 Floor Area Gross: 3,384 m<sup>2</sup> (36,427 ft<sup>2</sup>) Floor Area Net: 2,383 m<sup>2</sup> (25,656 ft<sup>2</sup>)

	Existing	Proposed
<b>Site Area:</b>	3738.70 m <sup>2</sup>	3630.16 m <sup>2</sup>
<b>Land Uses:</b>	Vacant Lots	Townhouse
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area E (R1/E)	Townhouse District (R2-0.7)
<b>Number of Units:</b>	4	20

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.700	0.673	none permitted
Lot Coverage:	Max. 40%	40%	none
Setback – Front Yard:	Min. 6.00 m	5.10 m for building 4.30 m for projection	variance supported
Setback – Side Yard (north):	Min. 3.00 m	3.00 m	none
Setback – Side Yard (south):	Min. 3.00 m	3.00 m	none
Setback – Rear Yard:	Min. 3.00 m	4.50 m	none
Height (m):	Max. 11.00 m	10.73 m	none
Lot Size:	Min. Width = 30 m Min. Depth = 35 m	Min. Width = 83.45 m Min. Depth = 44.81 m	none
Off-street Parking Spaces – Residential / Visitor:	30 and 4	40 and 4	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	34	44	none
Tandem Parking Spaces	not permitted	16	variance supported
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	\$21,000 cash in lieu	none
Amenity Space – Outdoor:	Min. 120 m <sup>2</sup>	120 m <sup>2</sup>	none

Excerpt from the Minutes from  
**The Design Panel Meeting**

Wednesday, September 19, 2007 – 4:00 p.m.

Rm. M.1.003

Richmond City Hall

The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

The comments of the Panel were as follows:

1. Modification to the adaptable unit be undertaken to increase practical functionality and that modification be undertaken to all main floor levels to improve accessibility of the main floor washroom;  
*Entry door to the power room have been changed to one that opens outward to increase accessibility.*
2. Consider improving the mailbox weather protection;  
*A shed roof has been provided over the mailboxes.*
3. Consider expanding and combining dormers and porches on units fronting No. 3 Road, and expanding weather protection for the porches;  
*The twinned dormers reduce the visual scale and bulk of the front buildings. The gable ends are extended to cover the entire balcony to provide weather protection.*
4. Revisit the location of garbage and recycling, which are currently located at the entrance to the outdoor amenity space;  
*The garbage/recycling enclosures have been incorporated into the arbour design to create a landscape feature at the entrance.*
5. Consider expanding or improving the landscaping between garages; and  
*Additional pyramidal cedars are added to the larger planning areas between the garages.*
6. Revisit access and manoeuvrability of the visitor parking stalls at the dead-ends of the internal driveway.  
*The driveway width has been increased at the dead-ends to enhance the manoeuvrability for backing up.*





**No. DP 07-386208**

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To the Holder:                    MATTHEW CHENG ARCHITECT INC.  
Property Address:                9700/9720/9740/9760 NO. 3 ROAD  
Address:                            c/o MATTHEW CHENG  
    UNIT 202 – 670 EVANS AVENUE  
    VANCOUVER, BC V6A 2K9

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
  - a) Reduce the minimum front yard setback from 6.0 m to 5.10 m for the buildings and 4.30 m for porch/balcony projections; and
  - b) Allow tandem parking spaces in eight (8) of the 20 townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$72,854. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 07-386208

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 9700/9720/9740/9760 NO. 3 ROAD

Address: c/o MATTHEW CHENG  
UNIT 202 – 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9

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8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR





**MATTHEW CHENG  
ARCHITECT INC.**

200-46 WEST LAKE AVENUE, VANCOUVER, B.C. V6T 1S6  
TEL: (604) 273-1111 FAX: (604) 273-1112  
WWW.MATTHEWCHENGARCHITECT.COM

THIS PLAN IS PREPARED FOR THE CLIENT BY THE ARCHITECT AND IS TO BE USED FOR THE PROJECT DESCRIBED ONLY. THE ARCHITECT HAS NOT CONDUCTED A VISUAL IMPACT ASSESSMENT AND HAS NOT CONDUCTED A VISUAL QUALITY ASSESSMENT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY ASSESSMENT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY ASSESSMENT.

- 1. DATE: 07/07/2009
- 2. DATE: 07/07/2009
- 3. DATE: 07/07/2009
- 4. DATE: 07/07/2009
- 5. DATE: 07/07/2009
- 6. DATE: 07/07/2009
- 7. DATE: 07/07/2009

PROJECT TITLE:  
20-UNIT TOWNHOUSE  
9700, 9720, 9740, 9760  
NO.3 RD, RICHMOND, B.C.

PROJECT NUMBER:  
1/16" = 1'-0"

DATE: 07/07/2009

PROJECT NAME:  
PROJECT DATA  
CONTEXT/SITE PLAN

DATE: 07/07/2009

PROJECT NUMBER:  
1/16" = 1'-0"

DATE: 07/07/2009

PROJECT NAME:  
PROJECT DATA  
CONTEXT/SITE PLAN

DATE: 07/07/2009

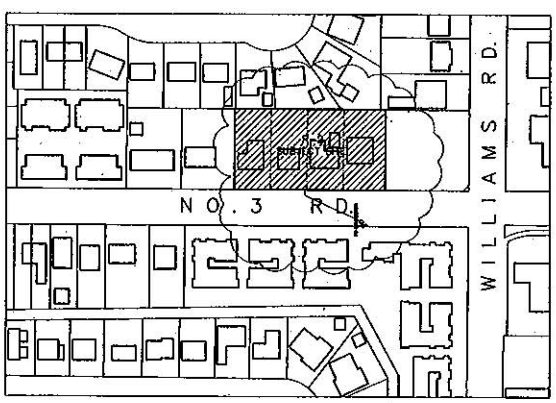
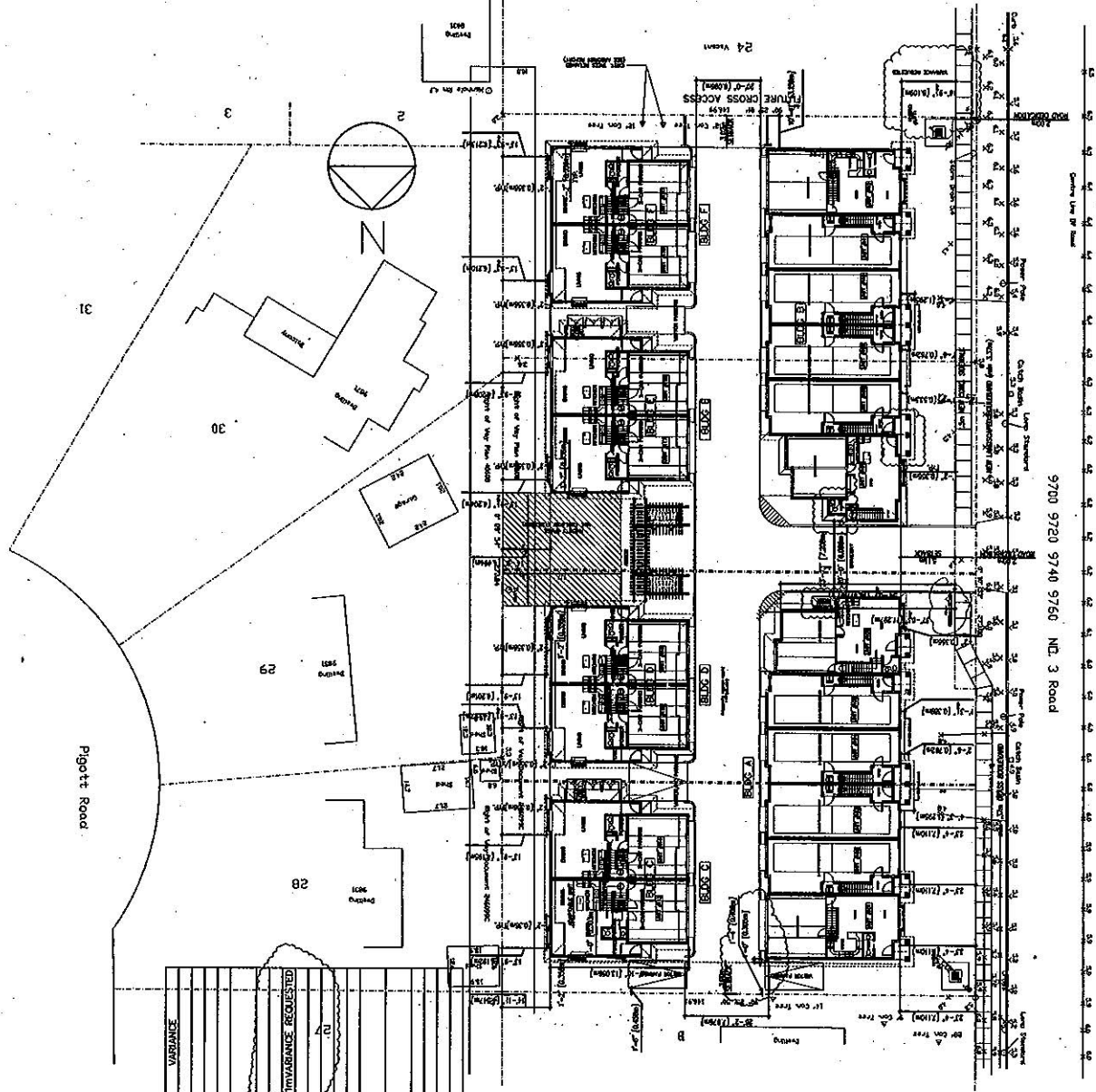
PROJECT NUMBER:  
1/16" = 1'-0"

DATE: 07/07/2009

**PROJECT DATA**

PROPOSED LOT A, SECTION 26,  
BLOCK 4 NORTH, RANGE 6 WEST,  
NEW WESTMINSTER DISTRICT,  
PLAN BCP

EXISTING	PROPOSED	VARIANCE
SITE AREA: 402425F (3738.705M <sup>2</sup> )	39073.775F (3630.165M <sup>2</sup> )	TOWNHOUSE
LAND USE: R1/E	NO CHANGE	
OSIP DESIGNATION: R1/E	NO CHANGE	
ZONING: R1/E	NO CHANGE	
NUMBER OF UNITS: 4	20	
FLOOR AREA RATIO: ALLOW/REQUIRED: 0.700/2.617 (0.955M)	PROPOSED: 0.642/2.403 (0.955M)	
LOT COVERAGE: MAX. 0.400 (1,495.485M)	0.399 (1,491.745M)	
SETBACK - FRONT YARD: MIN. 5m	VARIES 5.0m MIN/ 5.1m	VARIANCES REQUESTED
SETBACK - SIDE YARD (SOUTH): MIN. 5m	9.85' (3.01m)	
SETBACK - SIDE YARD (NORTH): MIN. 5m	9.85' (3.01m)	
SETBACK - REAR YARD: MIN. 5m	14.57' (4.50m)	
HEIGHT (M): MAX. 11m & 3 STOREY (10.73m & 2.5 STOREY)	40 AND 4	
OFF-STREET PARKING: RESIDENTIAL/COMMERCIAL	1	
OFF-STREET PARKING ACCESSIBLE:	1	
OFF-STREET PARKING TOTAL:	54	
TANDEM PARKING SPACES:	15	
BIKES/AMENITY SPACES:	CASH-IN-USE	
OUTDOOR AMENITY SPACE:	MIN. 1281.75F (2025M) 1291.75F (2025M)	
*AFTER ROAD WIDENING.		



**CONTEXT PLAN**

**SITE/GROUND FLOOR PLAN**

9700 9720 9740 9760 NO. 3 Road

DP073886208

#1



**MATTHEW CHENG  
ARCHITECT INC.**

OFFICE: 3000 HWY 101, VANCOUVER, B.C. V2T 1A3  
TEL: (604) 271-3777 FAX: (604) 271-3298  
WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

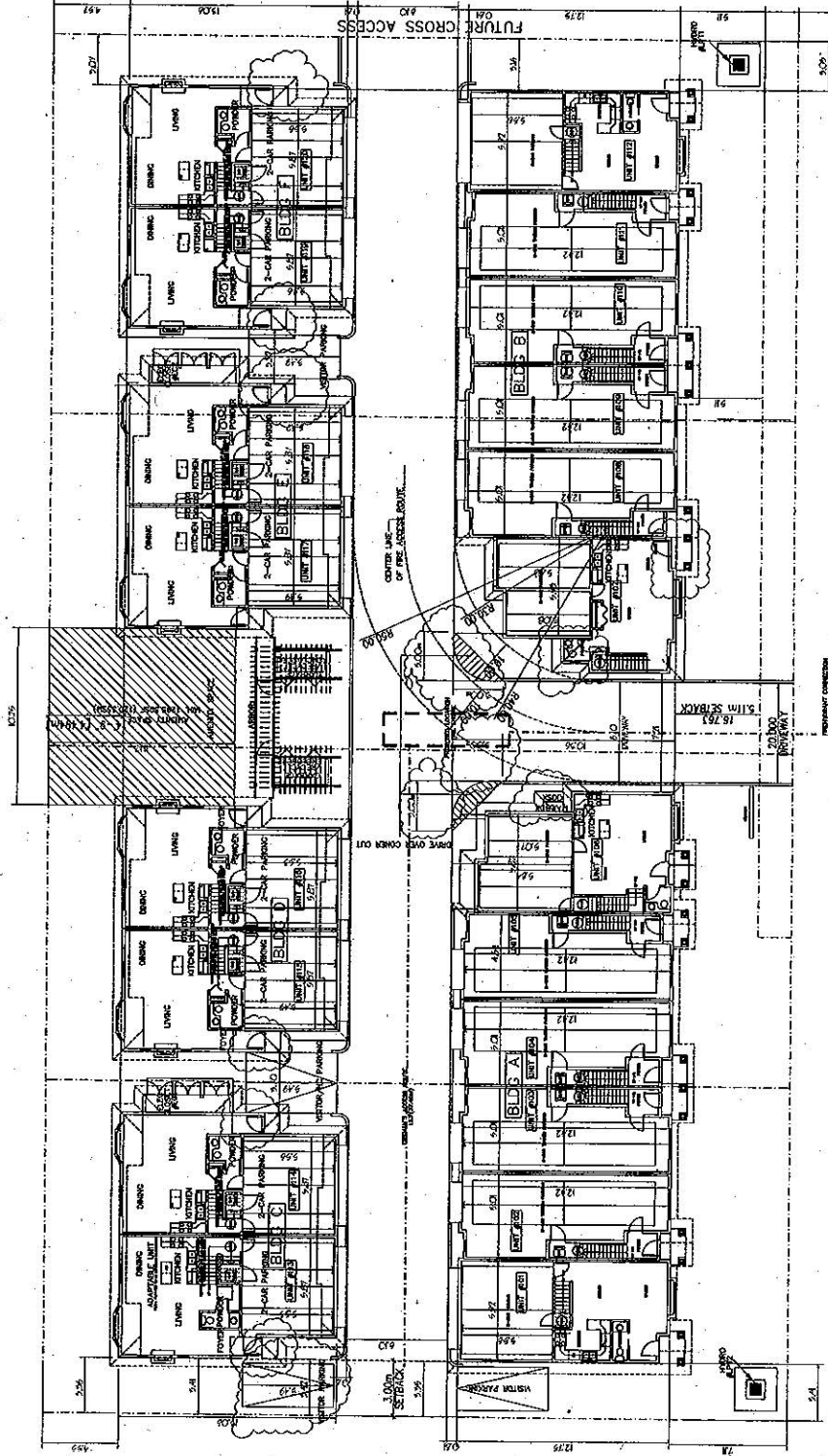
- | No. | Date      | Revision            |
|-----|-----------|---------------------|
| 1   | JAN 12/07 | REV. RESPONSE APPL. |
| 2   | MAY 03/07 | REV. DESIGN         |
| 3   | DEC 07/07 | UPDATED FOR DPA     |
| 4   | FEB 04/08 | UPDATED FOR DPA     |
| 5   | MAY 07/08 | REVISION            |
| 6   | MAY 07/08 | REVISION            |
| 7   | AUG 27/08 | REVISION            |

Comments:

Project No: 20-UNIT TOWNHOUSE  
9700, 9720, 9740, 9760  
NO.3 RD, RICHMOND, B.C.

Sheet Title: PARKING PLAN

Scale:	1/8" = 1'-0"
Author:	MC
Date:	2008-11-07
Project Name:	20-UNIT TOWNHOUSE
Revision No:	AUG. 27, 2008
File Code:	AUG. 27, 2008
Sheet No:	#2



PARKING PLAN

DP07386208



ROAD EDUCATION  
2.00m





Oct 12, 2006  
 Issued for DP  
 Rev. 12, 2006  
 City's comments incorporated  
 Issued for DP  
 July 7, 2006  
 City's comments incorporated  
 Issued for DP  
 May 12, 2006  
 City's comments incorporated  
 Issued for DP  
 Feb 2, 2006  
 Issued for DP  
 Rev. 12, 2007  
 City's comments incorporated  
 Issued for DP  
 May 12, 2007  
 City's comments incorporated  
 Issued for DP  
 Oct 12, 2007  
 Issued for DP  
 Oct 12, 2007  
 Issued for DP  
 Oct 12, 2007  
 Issued for DP

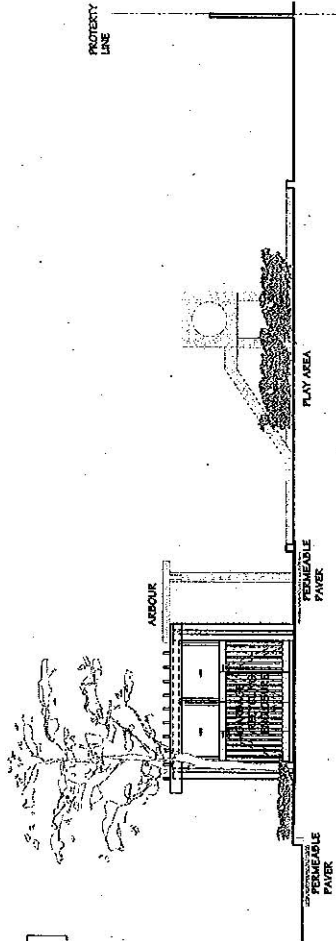
**ITO**  
 & ASSOCIATES  
 Landscape Architects  
 2100 West Street  
 Vancouver, BC V6K 2A4  
 Telephone: (604) 277-4200  
 Fax: (604) 277-4208  
 Email: info@itofirm.com

Project:  
 9700 NO. 3 RD.  
 RICHMOND, B.C.

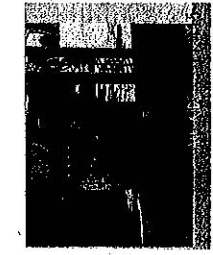
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 DETAIL

Client:	
Architect:	
Engineer:	
Contractor:	
Date:	FEB 1, 2008
Scale:	AS SHOWN

3C



4 SECTION/AMENITY AREA  
 L3 SCALE: 1/8"=1'-0"

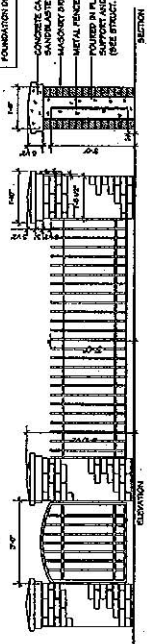


PLAY EQUIPMENT  
 CT-415  
 CABADIAN PLAYSYSTEMS LTD.  
 604-272-2200

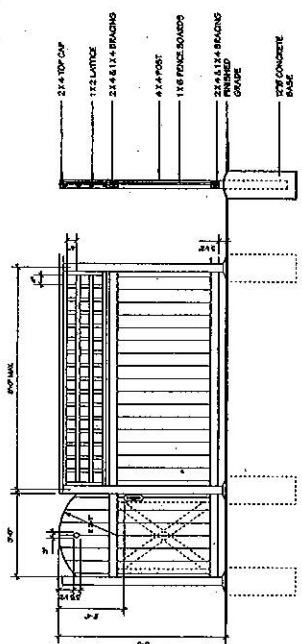


BENCH:  
 SARITA BY  
 SARITA FURNITURE  
 888-472-7482

SEE STRUCTURAL ENGINEER FOR  
 METAL POST AND  
 FOUNDATION DETAILS



1 METAL FENCE/POST DETAIL  
 L3 SCALE: 1/8"=1'-0"



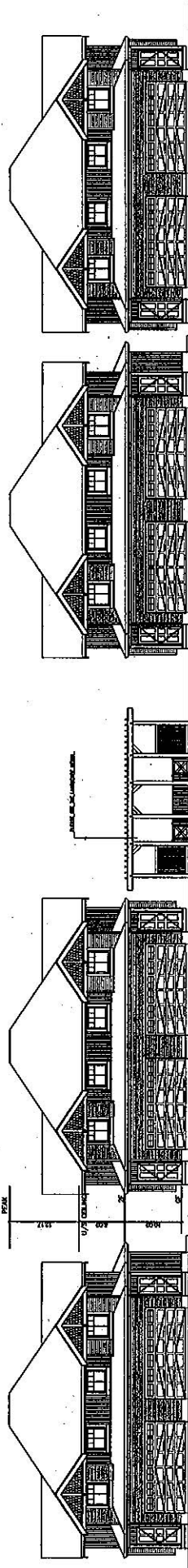
2 6x8 WOOD FENCE DETAIL  
 L3 SCALE: 1/8"=1'-0"

NOTE:  
 ALL WOOD USED FOR DETAILS IN THIS  
 DRAWING SET SHALL BE S4S, PRESSURE  
 TREATED WITH 2 COATS SOLID STAIN WITH  
 UV PROTECTION TO BE PERFORMED AT A LATER  
 DATE.  
 ALL METALS SHALL BE GALVANNEAL.  
 ALL METALS AND OTHER METAL COMPONENTS  
 SHALL BE GALVANNEAL.

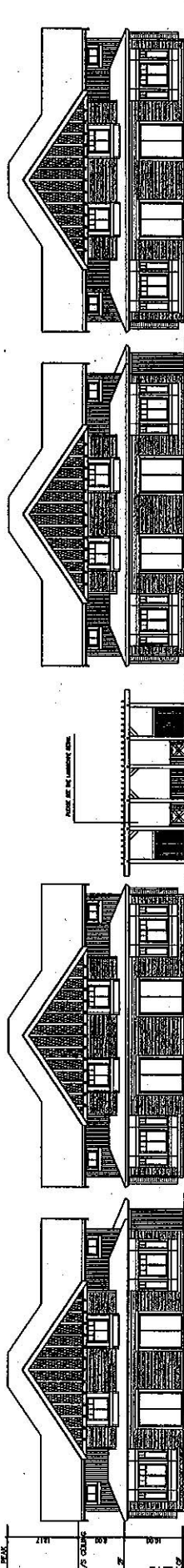
DP 073886208








WEST ELEVATION OF C, D, E & F  
ELEVATION & DRIVEWAY



EAST ELEVATION OF BLDG C, D, E & F  
ELEVATION & REAR YARD

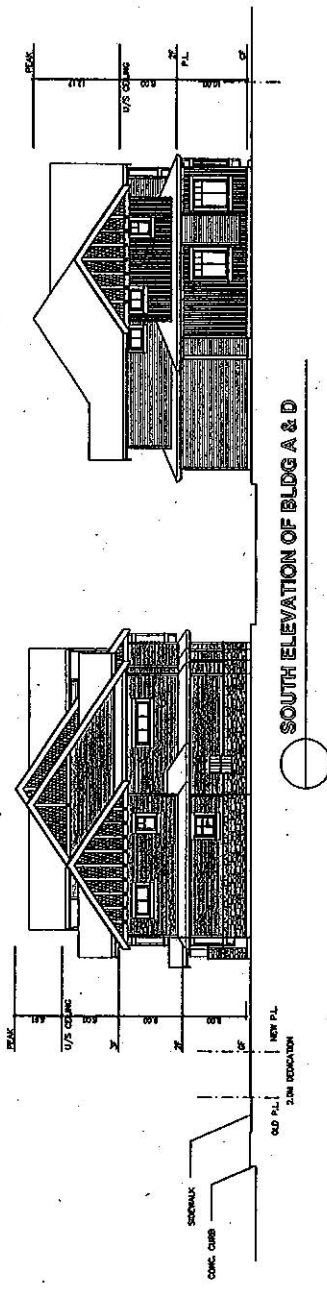
DP073886208

 <p><b>MATTHEW CHENG ARCHITECT INC.</b>  <small>405-405 WINDY CREEK, WASHINGTON, DC 20007          TEL: 202-462-1111 FAX: 202-462-1112          WWW.MCHENGARCHITECT.COM</small></p>	<p>THESE DRAWINGS ARE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>PROJECT NO. 20-UNIT TOWNHOUSE          9700, 9720, 9740, 9760          NO. 3 RD, RICHMOND, B.C.</p>	<p>EAST ELEVATION (C, D, E &amp; F)          WEST ELEVATION (C, D, E &amp; F)</p>	<p>DATE 08/27/2008          DRAWN BY CHENG</p>	<p>SCALE 1/8" = 1'-0"          PROJECT NUMBER DP073886208          DRAWING NO. 08-27-2008          SHEET #4a</p>
	<p>DATE 08/27/2008</p>	<p>DATE 08/27/2008</p>	<p>DATE 08/27/2008</p>	<p>DATE 08/27/2008</p>	

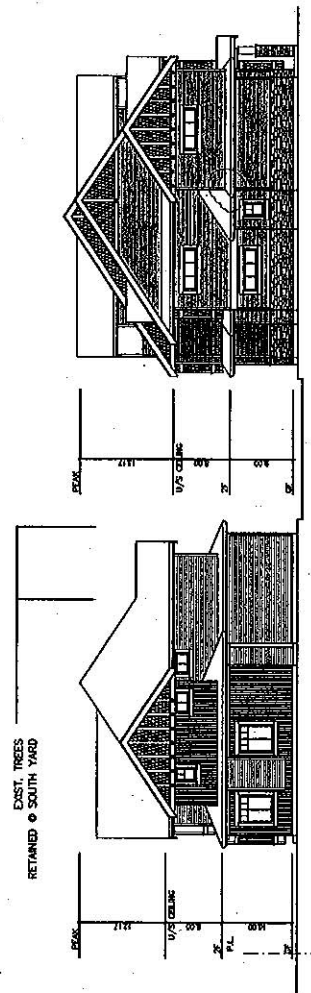




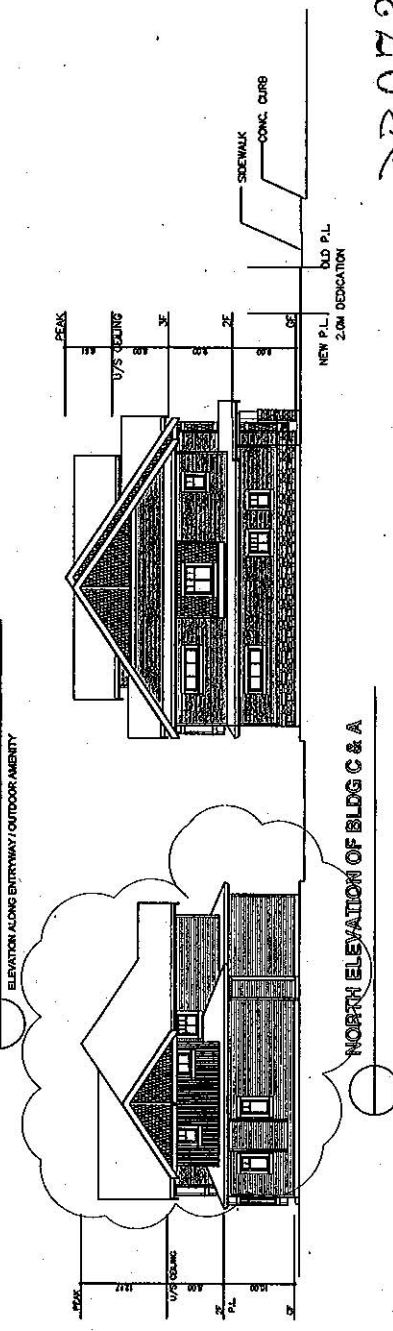
DP073886208



SOUTH ELEVATION OF BLDG A & D



NORTH ELEVATION OF BLDG E & B  
ELEVATION ALONG ENTRYWAY/OUTDOOR AMENITY



NORTH ELEVATION OF BLDG C & A

 <p><b>MATTHEW CHENG ARCHITECT INC.</b>          401-451 WEST 4TH AVE., VANCOUVER, B.C. V5Y 1L3          TEL: 604-681-1111 FAX: 604-681-1112          WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. ALL RIGHTS RESERVED.</p>	<p>20-UNIT TOWNHOUSE          9700, 9720, 9740, 9760          NORTH ELEVATION OF BLDG A &amp; B          NO. 3 RD, RICHMOND, B.C.</p>	<p>SOUTH ELEVATION OF BLDG A &amp; D          NORTH ELEVATION OF BLDG A &amp; B</p>	<p>DATE: 1/17/14          PROJECT NUMBER: PROJECT #          DRAWING DATE: JAN. 27, 2009          SHEET: #4d</p>
				<p>PROJECT NO.          DRAWING NO.          SCALE          DATE</p>



**MATTHEW CHENG  
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- | No. | Date      | Description         |
|-----|-----------|---------------------|
| 1   | JAN 12/07 | REV. REZONING APPL. |
| 2   | MAY 03/07 | REV. DESIGN         |
| 3   | DEC 07/07 | UPGRADED FOR DPA    |
| 4   | FEB 09/08 | UPGRADED FOR DPA    |
| 5   | MAY 15/08 | REVISION            |
| 6   | AUG 19/08 | REVISION            |
| 7   | MAY 27/09 | REVISION            |

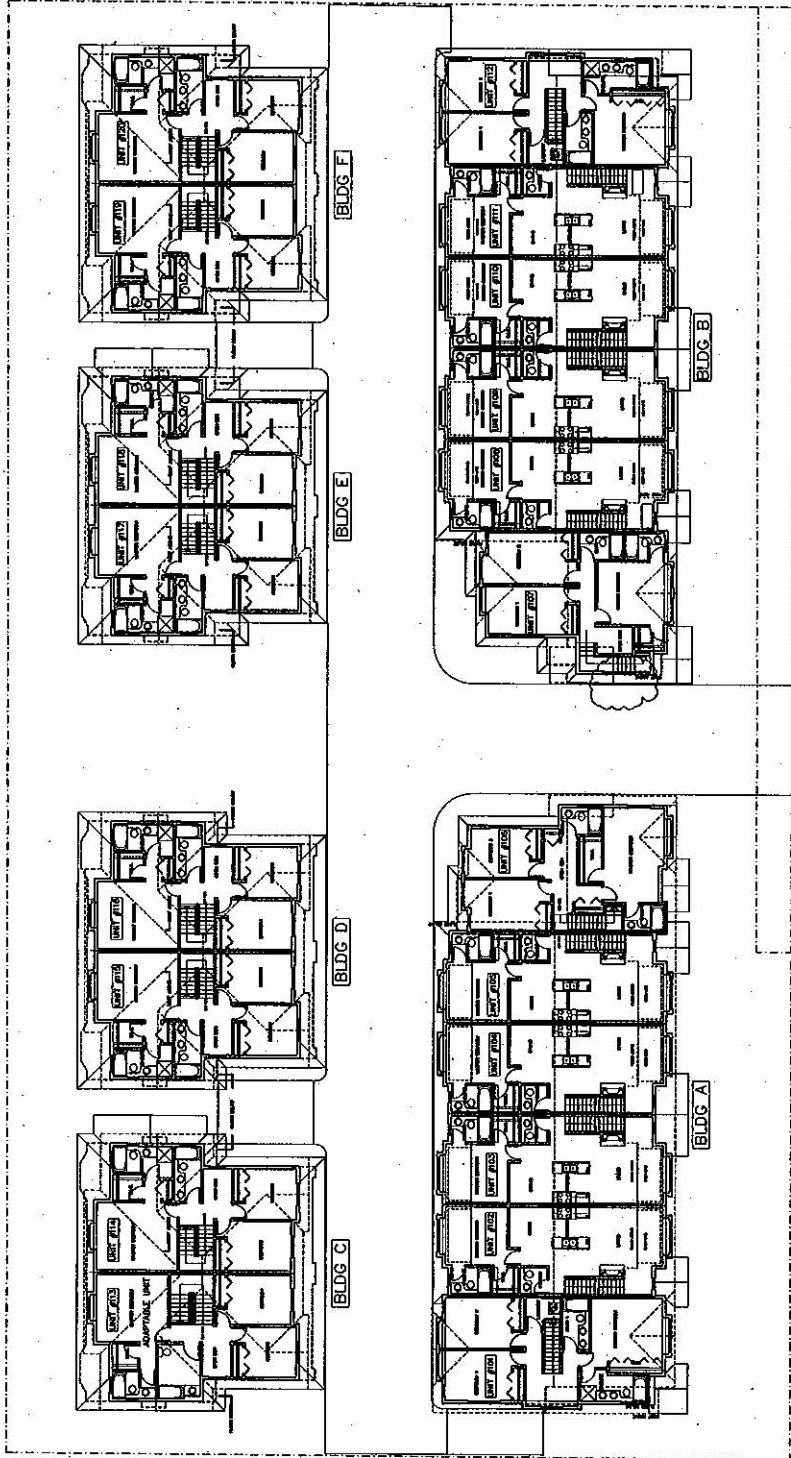
Consult: \_\_\_\_\_

PROJECT No: 20-UNIT TOWNHOUSE  
NO. 3017230, 3017, S/F 20  
1800 S. RICHMOND, B.C.

SHEET No: \_\_\_\_\_  
**SECOND FLOOR PLAN**

REFERENCE PLAN

DATE:	DATE:
SCALE:	SCALE:
PROJECT NUMBER:	PROJECT NUMBER:
DATE:	DATE:
DATE:	DATE:



SECOND FLOOR PLAN



DP 07386208

